

**Mr. Barbade Godad Rajen** S. No. 102/3B, Flat No. 502, Fifth  
Floor, ADVOCATE Shivam Hights, Prabhakar Park, Manjari  
B.S.L., LL.B, LL.M. Budruk, Pune - 412 307  
E-Mail ID - [godadbarbade@gmail.com](mailto:godadbarbade@gmail.com) Cell No - 9730855399, 8999426527

## LEGAL TITLE REPORT

**Subject:** Title clearance certificate with respect to land admeasuring 00 H 42.40 Ares out of the Gat No. 1226 (Old S. No. 217/21), admeasuring area 01 Hectar 39 Ares plus Potkharaba 00 Hectar 02 Ares totally admeasuring area 01 H 41 Ares, Assessed at Rs. 2.19 Paise situated at Village - Kolwadi, Taluka Haveli, District Pune within the limits of Haveli Panchayat Samitee & Registration District Pune and within the limits of Grampanchayat Kolwadi, Zilla Parishad - Pune and also within the limits of Sub-Registrar Haveli No. 1 to 27, Pune. (Herein after referred as the "**Said Land/Said Property**")

I have investigated the title of the said land on the request of **Mayra Properties**, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its office at Flat No. B3/301, Shantai Residency, S. No. 532, Talegaon Dabhade, (MCL) Taluka Maval, District Pune - 410 507 and following documents i.e.:-

1) All that piece and parcel and land or ground admeasuring 00 H 42.40 Ares out of the Gat No. 1226 (Old S. No. 217/21), admeasuring area 01 Hectar 39 Ares plus Potkharaba 00 Hectar 02 Ares totally admeasuring area 1 H 41 Ares, Assessed at Rs. 2.19 Paise situated at Village - Kolwadi, Taluka Haveli, District Pune within the limits of Haveli Panchayat Samitee & Registration District Pune and within the limits of Grampanchayat Kolwadi, Zilla Parishad - Pune and also within the limits of Sub-Registrar Haveli No. 1 to 27, Pune.

**It is bounded as -**

**To the East** : Kolwadi - Kesnand Road.  
**To the South** : Remaining landed property out of Gat No.1226.  
**To the West** : 12 Ft. Internal Road.  
**To the North** : Gat No.1225.



*Barbade Godad Rajen*  
Advocate

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**2) The documents of allotment of Land.**

- i.** Copy of Release Deed executed by 1) Mrs. Bebi Raju Konde, (nee) Bebi Bhujang Gaikwad, 2) Mrs. Sarika Kaluram Gote, (nee) Sarika Bhujang Gaikwad, 3) Mrs. Rani Ganesh Pawar, (nee) Rani Bhujang Gaikwad, 4) Mrs. Manisha Sandip Gawade, (nee) Manisha Bhujang Gaikwad in favour of 1) Mr. Bapuso Bhujang Gaikwad, 2) Mr. Mangesh Bhujang Gaikwad, 3) Mr. Amol Bhujang Gaikwad which is registered in the office of Sub Registrar Haveli No. 6 bearing Registration No. 7741/2008 on Dated 12/09/2008.
- ii.** Copy of Release Deed executed by 1) Smt. Shindhubai Baban Kunjir, 2) Smt. Yamunabai Aaba Avatade in favour of 1) Mr. Bapuso Bhujang Gaikwad, 2) Smt. Rakhmabai alias Rukmini Bhujang Gaikwad, 3) Smt. Aasha Bhujang Gaikwad, 4) Mr. Mangesh Bhujang Gaikwad, 5) Mr. Amol Bhujang Gaikwad which is registered in the office of Sub Registrar Haveli No. 3 bearing Registration No. 7152/2011 on Dated 22/08/2011.
- iii.** Copy of Partition Deed executed between 1) Mr. Santosh Baban Gaikwad, 2) Mr. Ravindra Baban Gaikwad, 3) Smt. Rakhmabai Bhujang Gaikwad, 4) Smt. Aasha Bhujang Gaikwad, 5) Mr. Bapuso Bhujang Gaikwad, 6) Mr. Mangesh Bhujang Gaikwad, 7) Mr. Amol Bhujang Gaikwad, 8) Mr. Dadabhau Shivaji Gaikwad, 9) Mr. Balu Shivaji Gaikwad, 10) Mr. Vijay Vinayak Gaikwad, 11) Mr. Raju Vinayak Gaikwad, 12) Mr. Jaywant Shankar Gaikwad, 13) Mr. Raghunath Jaywant Gaikwad, 14) Mrs. Muktabai Vaman Bodke, 15) Mrs. Changunabai Kisan Gawade, 16) Mrs. Nanda Tukaram Hargude, 17) Smt. Nanda Chandrakant Gaikwad, For herself and legal heirs of late Bhausahab Chandrakant Gaikwad which is registered in the office of Sub Registrar Haveli No. 7 bearing Registration No. 10886/2011 on Dated 06/01/2012.
- iv.** Copy of Partition Deed executed between 1) Mr. Bapuso Bhujang Gaikwad, 2) Smt. Rakhmabai alias Rukmini Bhujang Gaikwad, 3) Mr. Mangesh Bhujang Gaikwad, 4) Smt. Aasha Bhujang Gaikwad, 5) Mr. Amol Bhujang Gaikwad which is registered in the office of Sub Registrar Haveli No. 3 bearing Registration No. 11132/2012 on Dated 26/12/2012.



*Barbade Godad R.*  
Adv.

**Mr. Barbade Godad Rajen**

Floor,ADVOCATE

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- v. Copy of Sale Deed executed by 1) Mr. Dadabhau Shivaji Gaikwad, 2) Mr. Balasaheb alias Balu Shivaji Gaikwad in favour of Mr. Swapnil Rajendra Undre and said Sale Deed is consented by 1) Mrs. Malan Dadabhau Gaikwad, 2) Mr. Ajit Dadasaheb alias Dadabhau Gaikwad, For himself and guardian father of consenting party No. 4 & 5, 3) Mrs. Nikita Ajit Gaikwad, 4) Ku. Aarushi Ajit Gaikwad, 5) Ku. Arnav Ajit Gaikwad, 6) Mrs. Pinki Amol Magar, (Nee) Pinki Dadabhau Gaikwad, 7) Mrs. Guddi alias Punam Valmik Satav, (Nee) Guddi alias Punam Dadabhau Gaikwad, 8) Mrs. Pushpa Balasaheb Gaikwad, 9) Mr. Swapnil Balasaheb Gaikwad, 10) Mr. Sourabh Balasaheb Gaikwad which is registered in the office of Sub Registrar Haveli No. 06 bearing Registration No. 14373/2022 on Dated 25/08/2022.
- vi. Search Report for 30 years till 2024.
- vii. Copy of Development Agreement and Power of Attorney dated 26/04/2023 executed by 1) Mr. Vijay Vinayak Gaikwad and Mr. Raju Vinayak Gaikwad, 2) Mr. Babu Bhujang Gaikwad, and 3) Mr. Swapnil Rajendra Undre (land Owners) in favour of MAYRA PROPERTIES in respect of said Land Property and the said Development Agreement and Power of Attorney are consented by 1) Mrs. Surekha Vijay Gaikwad, 2) Mr. Akshay Vijay Gaikwad, 3) Mrs. Utkarsha Akshay Gaikwad, 4) Miss. Anvi Akshay Gaikwad through legal guardian Mr. Akshay Vijay Gaikwad, 5) Mr. Aakash Vijay Gaikwad, 6) Mrs. Mohini Amol Navale, 7) Mrs. Rohini Raju Gaikwad, 8) Mr. Rushikesh Raju Gaikwad, 9) Mr. Tejas Raju Gaikwad, 10) Mr. Sonali Bapuso Gaikwad, 11) Miss. Khushi Bapuso Gaikwad through legal guardian Mr. Babu Bhujang Gaikwad, 12) Miss. Shivanya Babu Gaikwad through legal guardian Mr. Babu Bhujang Gaikwad, 13) Mrs. Neha Swapnil Undre. The said Development Agreement and Power of Attorney are registered in the office of Sub-Registrar Haveli No. 06 at Sr. No. 7630 and 7631 respectively on the same day.
- 3) Copy of 7/12 extracts of S. No. 217/21 from the year 1953 to 1970.
- 4) Copy of 7/12 extracts of Gat No. 1226 from year 1970 to 2023.
- 5) All Mutation Entries mentioned on S. No. 217/21 and Gat No. 1226.



*Barbade Godad R.*

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6) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Mayra Properties, is clear, marketable and without any encumbrances.

**7) Owners of the land:**

- 1) Mr. Vijay Vinayak Gaikwad, 2) Mrs. Surekha Vijay Gaikwad, 3) Mr. Akshay Vijay Gaikwad, 4) Mrs. Utkarsha Akshay Gaikwad, 5) Miss. Anvi Akshay Gaikwad, 6) Mr. Aakash Vijay Gaikwad, 7) Mrs. Mohini Amol Navale - Mohini Vijay Gaikwad (Before Marriage), 8) Mr. Raju Vinayak Gaikwad, 9) Mrs. Rohini Raju Gaikwad, 10) Mr. Rushikesh Raju Gaikwad, 11) Mr. Tejas Raju Gaikwad, B-1) Mr. Babu Bhujang Gaikwad, B-2) Mrs. Sonali Bapuso Gaikwad, B-3) Miss. Khushi Bapuso Gaikwad, B-4) Miss. Shivanya Babu Gaikwad, C-1) Mr. Swapnil Rajendra Undre, and C-2) Mrs. Neha Swapnil Undre, All are R/at: Kolwadi, Taluka Haveli, District Pune 412 110.
- 8) The report reflecting the flow of the title of the Mayra Properties, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its office at Flat No. B3/301, Shantai Residency, S. No. 532, Talegaon Dabhade, (MCL) Taluka Maval, District Pune – 410 507 on the said land is enclosed herewith as annexure.

**Date: 04/01/2024**



*Barbade Rajen*  
Adv.

**Adv. Barbade Godad Rajen**  
**ADV. BARBADE GODAD R**  
B.S.L.,LL.B.,LL.M  
SANAD No. MAH/6049/2010  
Hadapsar Pune-411028  
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### FLOW OF THE TITLE OF THE SAID LAND

Sr. No

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry Nos. 1, 22, 106, 1720, 2266A, 2223, 2272, 2347, 2348, 2801, 3065, 3075, 3176, 4426, 4436, 4462, 4463, 4510, 4515, 4517, 4519, 4520, 4725, 4975, 4977, 5189, 5988, 6655, 7021, 7452, 7541, 7542, 7599, 7600, 7639, 7664, 7665, 8003, 8004, 8197, 8576, 8577, 8862, 9063, 9064, 9422, 9688, 9690, 9899, 10521, 10523, 10735, 11138, 11177, 11245, 11516, 13102.
- 3) Search report for 30 years from 1994 to 2024 taken from Sub Registrar office at Pune and Pimpri Chinchwad.
- 4) No other any entry to the relevant title
- 5) No any litigation.

Date: 04/01/2024



*Barbade Rajen*

**Adv. Barbade Godad Rajen**

**ADV. BARBADE GODAD R**  
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